



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

July 16, 2012  
1206-SPP-02  
Exhibit 1

**Petition Number:** 1206-SPP-02

**Subject Site Address:** 1001 W. State Route 32, Westfield, IN 46074

**Petitioner:** Hall and House, LLC

**Representative:** Donna Smithers – Northpointe Surveying, Inc.

**Request:** Primary Plat review for 3 lots on approximately 13.4 acres in the Hall and House PUD.

**Current Zoning:** Hall and House PUD

**Current Land Use:** Agricultural/Vacant

**Approximate Acreage:** 13.4 Acres

**Zoning History:** Enclosed Industrial

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Petitioner's Plans

**Staff Reviewer:** Ryan Clark, Associate Planner

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**Procedural**

- The public hearing for this petition was heard at the June 04, 2012 Advisory Plan Commission (the "APC") meeting.
  - Approval of a Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.
  - The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioners.
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## **Project Overview**

### **Project Location**

The subject property is approximately 13.4 acres in size and is located at 1001 W. SR 32 (the "Property"). The Property is bound by SR 32 to the north, industrial property to the east and south, and residential/agricultural to the west.

### **Project Description**

The proposed primary plat is for three (3) lots on the north and south side of the proposed Westfield Park Drive realignment. The property was recently rezoned to the Hall and House PUD after approval by the City Council on July 9<sup>th</sup>, 2012. The Property will be bisected by the proposed Westfield Park Road which is expected to go out for bid in late 2012.

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## **Primary Plat Review**

### WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
  - Subdivision name and location– COMPLIANT
  - Any street related to the subdivision – COMPLIANT
  - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – Not Applicable
  - Title, scale, north point and date – COMPLIANT
  - Land use adjacent to proposed subdivision and owner's names – COMPLIANT
2. A primary plat prepared by a land surveyor or land planner showing:
  - Proposed name of the subdivision - COMPLIANT
  - Names and addresses of the owner, owners, land surveyor or land planner - COMPLIANT
  - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. – COMPLIANT
  - Easements - locations, widths and purposes - COMPLIANT
  - Statement concerning the location and approximate size or capacity of utilities to be installed
    - Petitioner is working with the Westfield Public Works Department to ensure compliance prior to the secondary plat.



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- Layout of lots, showing dimensions and numbers and square footage – COMPLIANT
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes – COMPLIANT
- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent - COMPLIANT
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners – COMPLIANT
- Building setback lines – COMPLIANT
- Legend and notes - COMPLIANT
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
  - Petitioner is working with the Westfield Public Works Department to ensure compliance prior to the secondary plat.
- Other features or conditions which would affect the subdivision favorable or adversely – Not Applicable
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used - COMPLIANT
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land - COMPLIANT
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
  - Petitioner is working with the Westfield Public Works Department to ensure compliance prior to the secondary plat.
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - Not Applicable to the Petition
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
  - COMPLIANT
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. – COMPLIANT
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**Public Policies**

**Comprehensive Plan-Feb 2007**

The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Employment Corridor”. Office and service uses are contemplated along



Westfield highway corridors. These types of uses are intended to be employment-generating uses. However, the Comprehensive Plan does acknowledge retail uses that are subordinate to and supportive of office and services uses, as acceptable.

#### Thoroughfare Plan-Feb 2007

The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies State Route 32 as a Primary Arterial. The recommended right-of-way width for a Primary Arterial is 150 feet.

The Indiana Department of Transportation is planning a realignment of Westfield Park Drive in order to align with Wheeler Road to the north. The realignment, part of the US 31 Major Moves Project, will bisect the Hall and House PUD. The project is planned to go to bid in 2012.

#### Water & Sewer System-Aug 2005

Water lines run along the northern boundary of the property bordering SR32. The property is not currently served by sewer. However, the proposed relocation of Westfield Park Drive includes a sewer and water main running parallel to the street.

#### Annexation

The Property lies within the corporate boundaries of the City of Westfield.

#### Well Head Protection-Ord. 05-31

The northeast portion of the property falls within the 5-year TOT (time of travel) well-head protected area.

#### Staff Comments

1. Staff recommends approving 1206-SPP-02.
2. If any APC member has questions prior to the meeting, then please contact Ryan Clark at 674-6599 or [rclark@westfield.in.gov](mailto:rclark@westfield.in.gov).